



## 31 Oaktree Road

Brereton, Rugeley, WS15 1AD

**£185,000**



Chase Owl are pleased to market this well presented three bedroom semi detached property. Being perfect for First Time Buyers, close to local amenities and with Good sized garden to rear. Entrance Porch, Reception Hallway, Utility, Breakfast Kitchen, Lounge and Conservatory. First Floor Landing to Three Bedrooms and Bathroom. Low maintenance Gardens to front and rear.



### Entrance Porch

Approached from upvc double glazed front entrance door with windows to side and having inset light, tiled flooring and further upvc double glazed door to Reception Hallway.

### Reception Hallway

Having ceiling light point and stairs leading to First Floor Landing. Door to Utility.

### Utility 8'5" x 7'3" (2.57m x 2.21m)

Being fitted with a range of wall and base mounted units with work surface over. Space for fridge/freezer, inset lights, tiled flooring, useful storage cupboard and upvc double glazed door to side elevation.

### Breakfast Kitchen 20'7" x 8'6" (6.27m x 2.59m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Built in double electric oven with induction hob and extractor over. Spaces for slimline dishwasher, washing machine and further appliance. Inset ceiling lights, tiled flooring and upvc double glazed window to rear aspect. Sliding patio door to Conservatory.

### Lounge 12'1" x 11'3" (3.68m x 3.43m)

Having ceiling light point, coving, radiator and upvc double glazed bow window to front aspect.

### Conservatory 12'11" x 9'5" (3.94m x 2.87m)

Being constructed of brick base and upvc double glazed frame and having ceiling/light fan, tiled flooring, electric wall heaters and door to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, airing cupboard housing combination boiler, loft access and upvc double glazed window to side aspect.

### Bedroom One 14'9" x 11'5" (4.50m x 3.48m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

### Bedroom Two 14'11" x 8'3" (4.55m x 2.51m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bedroom Three 10'0" x 6'1" (3.05m x 1.85m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

### Bathroom

Comprising paneled bath with shower over and screen, vanity hand wash basin and closet w.c. Ceiling light point, tiling to walls, heated towel rail and upvc double glazed windows to side and rear aspects.

### Outside

Having a block paved fore garden to front with access gate to the enclosed rear garden. The low maintenance rear garden having a paved patio with steps up to a graveled garden with borders, outside tap and outdoor electrics.

### Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

### Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

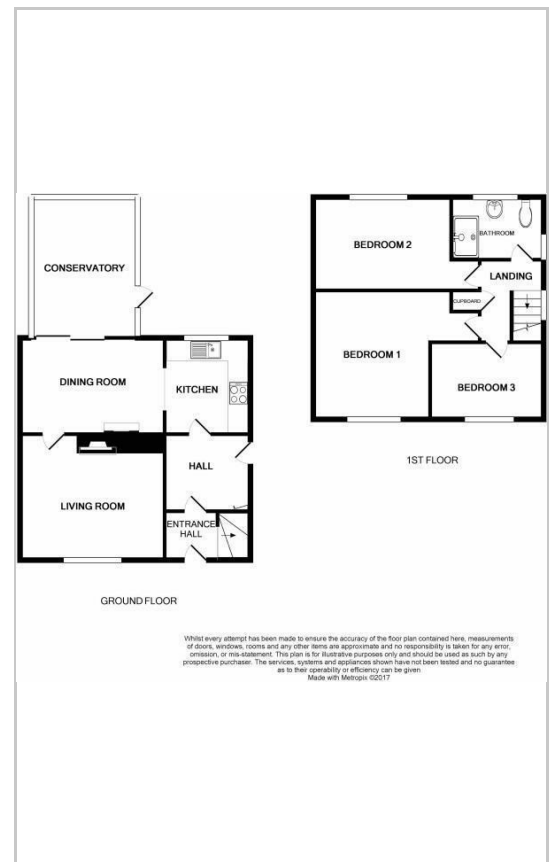
### Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

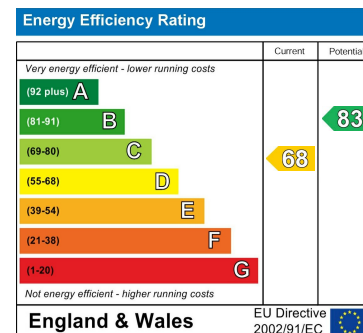
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

